

(860)594-3020

MINUTES OF SPECIAL MEETING HELD

BY STATE TRAFFIC COMMISSION

JULY 25, 2006

Present: Deputy Commissioner Anthony D. Portanova
Department of Motor Vehicles

Deputy Commissioner Edward Lynch
Department of Public Safety

Mr. John F. Carey
Manager of Traffic Engineering
Bureau of Engineering and Highway Operations

Mr. David M. Fabry
Transportation Supervising Engineer
Bureau of Engineering and Highway Operations

Ms. Robbin L. Cabelus
Executive Director
State Traffic Commission

The special meeting was called to order in the Commissioner's Conference Room of the Department of Transportation, 2800 Berlin Turnpike, Newington, Connecticut, at 10:00 a.m. on Tuesday, July 25, 2006.

MAJOR TRAFFIC GENERATOR

Stamford - STC# 135-0604-01

Mr. David M. Fabry presented the staff report on the Application for Certificate filed for Project Castle Rock (a.k.a. Royal Bank of Scotland).

Ms. Cabelus stated that Condition No. 23 concerning the Clinton Avenue covenant restriction is being handled by an arbitrator/mediator and that sufficient funds are being held by the Department of Economic and Community Development to ensure successful resolution of this matter.

Deputy Commissioner Portanova asked if the improvements were being made at the developer's expense, and it was confirmed by Mr. Fabry that this was so. It was also stated that a \$3,000,000 bond is being held to ensure successful completion of this work.

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Deputy Commissioner Lynch asked if the traffic impacts were significant, and Mr. Carey stated that the traffic impact, after the improvements are in place, will be no worse than exists today. There was some discussion about the definition of the non-access line, and Ms. Cabelus stated that it is the line, typically coincident with the right-of-way line, beyond which no building and/or maintenance will be allowed as clarified in the report.

Deputy Commissioner Portanova asked about the construction and oversight of the work required by the report, and Ms. Cabelus stated oversight is handled by the district encroachment permit office in New Haven.

Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted that the State Traffic Commission (STC) issue a certificate to the City of Stamford and RBS Greenwich Capital Property Acquisition Corporation, for Project Castlerock, a 430,000-square-foot gross floor area office building with 1250 parking spaces, located on SR 493 (Washington Boulevard) in the City of Stamford, stating that the operation thereof will not imperil the safety of the public based on the following conditions.

The conditions set forth are based on and refer to the applicant's plan entitled:

"Traffic Operations Plan, (The Royal Bank of Scotland), Project Castlerock, GBM Building at Stamford, Connecticut," Sheet No. CE-06, dated April 7, 2006, revised July 7, 2006, prepared by Tighe & Bond.

1. That Traffic Investigation Report No. 135-9904-03, which approved the Connecticut Place office development, be rescinded.
2. That RBS Greenwich Capital Property Acquisition Corporation widen SR 493 in substantial conformance with the referenced plan.
3. That RBS Greenwich Capital Property Acquisition Corporation overlay SR 493 within the limits of the widening. The extent of the overlay is to be determined by the Department of Transportation's District 3 Office.
4. That RBS Greenwich Capital Property Acquisition Corporation relocate and widen Richmond Hill Avenue and reconstruct Clinton Avenue in substantial conformance with the referenced plan.
5. That RBS Greenwich Capital Property Acquisition Corporation reconstruct North State Street at SR 493 in substantial conformance with the referenced plan.

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6. That RBS Greenwich Capital Property Acquisition Corporation widen the east leg of South State Street at SR 493 in substantial conformance with the referenced plan.
7. That prior to occupation of the Project Castlerock (RBS) building:
 - a) All soldier piles placed in the State highway right-of-way during construction of the building be removed.
 - b) All the tie backs placed in the State highway right-of-way during construction of the building be detensioned and removed to a depth of at least 10 feet.
8. That there will be no encroachment of the State highway right-of-way for the construction of the building other than for the installation of the tieback system and the removal of the soldier piles and tieback system as noted in Condition No. 7.
9. That there will be no permanent encroachment of the State highway right-of-way from the building, footings and/or foundation, including any aerial encroachment.
10. To document Condition Nos. 7 and 9, upon completion of the building construction, as-built plans of the southerly portion of the building along the I-95 right-of-way showing the building, footings and foundation and any portions of the tieback system remaining in the ground shall be provided.
11. That no encroachment of the State highway right-of-way be allowed for the maintenance of the building.
12. That all work on roadways that are owned and maintained by the City of Stamford be performed in conformance with the standards and specifications of the City.
13. That RBS Greenwich Capital Property Acquisition Corporation install signs and markings on SR 493, Richmond Hill Avenue, North State Street, South State Street and Clinton Avenue in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
14. That RBS Greenwich Capital Property Acquisition Corporation mount overhead signs on the I-95 structure over SR 493 in substantial conformance with the referenced plan, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition and Connecticut Department Transportation requirements. Structure mounted sign support details will be required as part of the encroachment permit application.

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15. That all pavement markings installed on State roads be of epoxy material, or of a material as directed by the Department of Transportation.
16. That all conflicting pavement markings in the area of roadway work be eradicated to the satisfaction of the Department of Transportation.
17. That RBS Greenwich Capital Property Acquisition Corporation install traffic signals at the following locations:
 - a) SR 493 at relocated Richmond Hill Avenue.
 - b) Relocated Richmond Hill Avenue at Clinton Avenue.

The City of Stamford will own and maintain these traffic signals.

18. That RBS Greenwich Capital Property Acquisition Corporation revise traffic signals at the following locations:
 - a) SR 493 at North State Street and the I-95 southbound on ramp.
 - b) SR 493 at South State Street.

The City of Stamford will continue to own and maintain these traffic signals.

19. That RBS Greenwich Capital Property Acquisition Corporation construct the site driveways on SR 493 and Richmond Hill Avenue in substantial conformance with the referenced plan.
20. That RBS Greenwich Capital Property Acquisition Corporation provide and maintain intersection sight distances from the site driveways on SR 493 and Richmond Hill Avenue as shown on the referenced plan.
21. That RBS Greenwich Capital Property Acquisition Corporation install and maintain signs and pavement markings on the site driveways on SR 493 and Richmond Hill Avenue in substantial conformance with the referenced plans, and in accordance with the "Manual on Uniform Traffic Control Devices," latest edition.
22. That RBS Greenwich Capital Property Acquisition Corporation grant an easement, for highway purposes, to the State, at no cost, along the west side of SR 493 as indicated on the referenced plan prior to the issuance of an encroachment permit. Right-of-way File No. 135-000-428.

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23. That all rights, title and interest in the property that the State granted to the City, for Clinton Avenue which traversed the site, be released by the State in exchange for a payment as determined appropriate by arbitration or mediation in accordance with the letter of understanding dated July 19, 2006 from Jay F. Malcynsky, P.C. to Richard C. Allen, Connecticut Department of Transportation's Administrator of Rights of Way.
24. That prior to the issuance of an encroachment permit, RBS Greenwich Capital Property Acquisition Corporation enter into a maintenance agreement with the State, to be recorded on the municipal land records, requiring the property owner to annually clear the development's drainage system to assure the system will function as designed and not surcharge to SR 493.
25. That the operation of the card reading device for the relocated Richmond Hill Avenue drive entrance gate be terminated with the gate in the open position, if vehicles start to back up on Richmond Hill Avenue towards the intersection of SR 493.
26. That RBS Greenwich Capital Property Acquisition Corporation add bus stops in the area of the development as shown on the plan. A bus shelter will be required for the bus stop on the north side of Richmond Hill Avenue.
27. That prior to the issuance of a Certificate, a bond be posted and maintained in the amount of \$3,000,000 to cover the cost of the work required. Upon submission of the final design plans, the dollar amount of this bond may be adjusted either upward or downward.
28. That all roadway and drainage improvements within the State highway right-of-way be subject to review by the Department of Transportation and all their requirements, including those pertaining to maintenance and protection of traffic, be satisfied prior to the issuance of a permit for work within the highway right-of-way.
29. That an encroachment permit be obtained from the Department of Transportation's District 3 Office prior to performing any work within the State highway right-of-way. The permit forms must include the applicable detailed construction plans.
30. That all utility relocations in the State highway right-of-way be at no cost to the State and in accordance with "A Policy on the Accommodations of Utilities on Highway Rights-of-Way."
31. That prior to the issuance of a Certificate, a copy of Traffic Investigation Report No. 135-0604-01 be recorded on the municipal land records in accordance with the established procedure. A copy of the Certificate shall be recorded on the land records upon issuance.

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32. That the State Traffic Commission reserves the right to require additional improvements or changes, as deemed necessary, due to the development's traffic in the future. The cost of any additional improvements or changes shall be borne by the owner of the development.

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Upon motion of Deputy Commissioner Portanova, seconded by Deputy Commissioner Lynch, it was voted to adjourn at 10:20 a.m.

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Ralph J. Carpenter
Secretary of Commission
Commissioner of Motor Vehicles

Middletown, Connecticut
July 25, 2006
Minutes Compiled By:
Robbin L. Cabelus
Executive Director